of the same material, being wrought within and without.

The steps, the door, and window-jambs, the several rings or set-offs, are all in the durable wrought limestone of the neighbourhood. The general walling is in the same stone, and hammered to a sufficiently correct form. The lime of the mortar is from the same material, and set so hard that, as the whole is compactly built (every stone being completely bedded in the mortar, and every joint completely flushed or filled), in a short time the walls will form one thickness, of a most strong and lasting character.

Probably no stone and mortar with which we are acquainted is better calculated to resist all influences of weather than that of Furness, and this monument bids fair to stand as lastingly to record an event of the age as any in the island.

The interior is approached from due south by a wide flight of steps, and over the entrance door is cut in bold relief the words:—

In honour of Sir John Barrow, Bart.
Erected A.D. 1850.

The saloon or principal floor is elevated about 7 feet from the summit of the hill, thus furnishing a basement beneath.

This apartment is 18 feet 9 inches in diameter, having deeply recessed windows to the cardinal points, the view from each of which can be scarcely equalled either for sublimity or variety of beauty. A stove and range are formed in the recess of the west window, and a circular pedestal, with circular shelf-table, will mark the centre.

The several doors and lantern are gained by a solid flight of stone stairs, protected by an ornamental iron balustrade, cast on the spot from the valuable ore procured from the base of Hoad. The pattern is of the 15th century, and each exhibits the initials J. B.

Iron girders form the skeletons of the several floors (the whole being fireproof), and the visitor, while winding the surface of the interior of the cone, is cheered by an occasional peep from the several windows with which the sides are pierced, and reminded of the reward of the beautiful prospect that awaits him at the summit.

The interior of the lantern is 9 feet 4 inches in diameter, and perforated with eight circular openings: the same number of pilasters support the entablature and dome: around the interior are graven the words *Soli Deo Gloria*.

A flag-staff of due proportions will be securely fixed to the base and cornice of the lantern, from which the flag of the nation—a line-of-battle ship's union jack, which, together with the flag-staff, was presented by the Lords of the Admiralty as a mark of their respect to the memory of Sir John Barrow—wafted by his native mountain breezes, will announce to generations yet unborn, that the day of the birth of true greatness excites a nation's joy, while that of his death is felt with a nation's regret; and the tower beneath will stand as a monument of the events of a life passed in the service of his country, and extending over every hemisphere, honoured and appreciated by all classes of his fellows.

## HALTING PLACES, &c.

It appears to me that before giving a new license to public-houses (already too numerous), or before granting a renewal of any license already granted, the magistrates should make the maintenance of a fit and proper convenience a condition of the license. In many cases publicans have thought fit to abolish these conveniences altogether: they are as necessary to decency and to health as their absence is productive of nuisances being committed and health impaired. The paving boards, again, of the different parishes can be at no loss to find suitable places for their erections: they can be altogether screened from view. Look at the present population of London—the accession of foreigners that may be expected this spring: one of two things must occur, *i. e.* either decency outraged or these proper and necessary appendages put up. As regards foreigners, I believe that the establishment of *cafés*, or a superior description of coffee-shops for the sale of the beverage "that cheers but not inebriates," would be a good speculation.

A District Surveyor.

"Quondam" should write to the Metropolitan Commissioners of Sewers about "halting-places," instead of to the Commissioners of Woods and Forests. The Sewer Commissioners have the legal authority to provide such places, as appears by your reports of their proceedings. If they were to take the matter up with a little vigour now, they would confer a great boon on the metropolis. Those who know the habits of some of our continental neighbours may be assured, that if they do not find "halting-places" prepared for them, they will scruple little to "halt" wherever it may be convenient to them to do so; and if our police interfere with them, they may reasonably enough answer,

Necessitas non habet Leges.

On this subject, the places called "Mews" offer frequent and easy opportunities for the accommodation sought. If at the entrance a space were compoed, and a hand pointing inward were painted on it, the public would quickly comprehend the meaning. In Glasgow, and perhaps elsewhere, the dissight of houses opposite to these "Mews" is effected by a wall screen: the inside face of these screens, where existing, might always be made available for the object sought. S. L.

## LANDLORD AND TENANT.

LIABILITY OF TENANT FOR INJURY BY FIRE.

In the Court of Chancery on the 18th January, a petition was presented, *Ex parte Skingley*, under the following circumstances. It appeared that the testator had left a house to his son, who had become a lunatic, subject to its being kept in good tenantable repair. The house having been accidentally burned, a question was raised as to who was the party bound to rebuild the house. On the one hand, it was contended for the party entitled to the estate in remainder, after the death of the lunatic, that the proceeds of his life estate should go towards the rebuilding the house; and, on the other hand, it was argued for the next of kin of the lunatic, that the expense ought to fall on the person entitled to the estate in remainder.

The Lord Chancellor, in giving judgment, said there was no doubt that in a case of a covenant in a deed, to keep a house in tenantable repair, the party entering into the covenant would be liable to rebuild a house which had been accidentally burnt down. The statute of Anne, which had been referred to, was merely passed to put an end to the custom which then existed, obliging a man in whose house a fire originated to make good the loss; but the statute had no relation to contracts, or agreements between parties. In the present case the will gave the lunatic an estate for life in the house upon condition that it should be kept in tenantable repair. Under that clause his lordship said he was of opinion that the tenant for life was bound to rebuild the house. If, however, the next of kin desired it, he would direct the question to be tried at law, although he had no doubt himself upon the point.

Harbour of Refuge at Redcar.—A project is on foot for forming a harbour of refuge and docks at Redcar. Application is to be made to Parliament in the ensuing session for an Act to enable its projectors to carry their plans into effect. Two ledges of rock, called the "Salt Scar" and the "East Scar," enclose between them an immense bay, and run quite out into the deep water. According to the plans of the new harbour, it is proposed to erect the piers on these rocks, and enclose within the sea walls a capacious low-water harbour of not less than 510 acres in extent. The depth within the harbour, and at its entrance at low water, will be 30 feet; and if completed, it will be, without exception, the most capacious harbour in Great Britain—far surpassing that at Kingston. In consequence of the rocky foundation being provided by nature, the expense of forming the harbour will be comparatively small. The extreme mates, including docks of about 10 or 12 acres in extent, do not amount, it appears, to more than 350,000*l*. It is estimated that the foundation afforded by the Scar Rock will be equal to a saving of about a million of money.

## Books.

*Sanitary Reform: Model Town Dwellings for the Industrious Classes.* By W. Wigginton, Architect. London, Weale; Edinburgh, Blackwood. 1850.

"Homes are the manufactories of men, and influence a growing nation: the importance of improving these homes, then, is at once seen. Perfect men come not forth from ill-arranged, ill-ordered dwellings." Mr. Wigginton takes this paragraph, written by us some time ago (a paragraph that we have seen with pleasure printed and repeated in many quarters), as the text of his discourse, and, moreover, makes so many acknowledgments of the endeavours of The Builder to promote sanitary reform, that it would be almost ungrateful if we omitted giving his book a good word in return. He has, however, a safer claim upon us. It shows much earnestness and right feeling, and cannot fail to be useful. It treats of a matter wherein there is much to be done, and we cordially recommend it.

"By rendering the working man's dwelling *really* his *home*," says Mr. Wigginton, "by giving him comforts which he cannot find elsewhere — we rescue him from the contamination of the pest-house, and plant in his breast the purer and better affections of our nature. This is almost out of the power of education to do solely: it requires the soil to be in a manner prepared to receive the seeds of knowledge—and this can only be done by giving them *sanctums* in their own dwellings. We should not hesitate to throw down any obstacles that may obstruct our progress—we should overcome every thing which may tend to check these mighty improvements. If the counties could be induced to act concurrently in this and other matters of social improvement, a vast impetus would be given to measures of social regeneration, now contemplated by the Legislature.

It is one of the best signs of the times to see the working men—many of them—struggling to improve their social condition. These efforts are some of the most gratifying results of the diffusion of useful knowledge. The wants of the poor have been hitherto entirely overlooked. This was a great social evil, and had a strong tendency to aggravate all the mischiefs resulting from the absence of proper sanitary measures. It is another gratifying sign to see them striving to obtain *property*—to see them aspiring to a higher station, and to see them striving to *fit* themselves for that advancement, by that which *alone* gives one man superiority over another — *intellectual wealth*—the wealth of the *brain*—the product of that one talent which is given to all, to be used by all, to the glory of Him that gave it. This is the most gratifying, inasmuch as it is the forerunner of improvements in their eternal as well as temporal welfare."

The plan for town dwellings which he gives, has several good points in it, and is set forth in drawings to a quarter scale.

*Useful Hints on Ventilation.* By W. Walker, Engineer. Manchester, Parkes; London, Simpkin and Marshall, 1850.

The title of this work (a small book of 128 pages) is not a misnomer. It contains many useful hints. With respect to ranges of cottages in the vicinity of mills and factories, the author says their contiguity to the steam-engine furnishes a ready means of supplying them, at small expense, with abundant quantities of fresh, warmed air. "Below the ground level of a row of cottages, a horizontal trunk or shaft for fresh air should be constructed; made impervious to wet, either by drainage or by water-tight cement, and its ends protected from the intrusion of small animals and vermin by wire-gauze or perforated zinc. At that end of this shaft which is nearest to the engine, a chamber should be formed, filled with pipes or other heating-surfaces, with cocks to regulate their temperature; through which chamber air should be propelled by a fan, screw, air-pump, or other forcing instrument, worked by the engine. From the top of this horizontal trunk or shaft, vertical shafts should be carried straight up, one through each cottage, divided horizontally at the ceiling of the lower rooms into two parts—the lower part communicating with the spaces between the joists by means of openings left in its sides between the ceilings

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